

NOT FINAL UNTIL TIME EXPIRES
TO FILE REHEARING MOTION
AND, IF FILED, DISPOSED OF.

IN THE DISTRICT COURT OF APPEAL
OF FLORIDA
THIRD DISTRICT
JULY TERM, A.D. 2001

SCOTT BARNWELL,	**	
Appellant,	**	
vs.	**	CASE NO. 3D01-514
RICHARD MASTEN,	**	LOWER
Appellee.	**	TRIBUNAL NO. 99-9989

Opinion filed December 26, 2001.

An Appeal from the Circuit Court for Miami-Dade County,
Thomas S. Wilson, Jr., Judge.

Alvarez, Armas & Borrón and J. Alfredo De Armas, for
appellant.

Richard and Richard and Richard Sarafan, for appellee.

Before JORGENSON, LEVY and SHEVIN, JJ.

PER CURIAM.

Affirmed. See Pepper v. First Union Nat'l Bank of Florida,
605 So. 2d 1016 (Fla. 1st DCA 1992); Pieter Bakker Mgmt., Inc. v.
First Fed. Sav. & Loan Ass'n, 541 So. 2d 1334 (Fla. 3d DCA 1989),
review denied, 549 So. 2d 1014 (Fla. 1989).